

# Memorandum

(Second Reading 11-30-04)

**Date:** October 19, 2004

**To:** Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

Agenda Item No. 6(Q)

**From:** George M. Burgess  
County Manager

**Subject:** Ordinance Granting Enterprise Zone Ad Valorem Tax Exemption  
Under Ordinance 96-74 for Colonial Press International, Inc.

## RECOMMENDATION

It is recommended that pursuant to the provisions of Section 196.1995, Florida Statutes, and Miami-Dade County Ordinance 96-74 that the Board approves an ordinance granting Enterprise Zone Ad Valorem Tax Exemption to Colonial Press International, Inc., hereinafter referred to as "Business." The total amount of tax exemption beginning in fiscal year 2002 for tangible personal property is \$8,033.13. Approximately \$3,000,000 in private funds have been invested in the Enterprise Zone and, as a result, ten (10) new full-time jobs have been created and added by this business for a total of 141 employees, of which 17 of them are residents of the Enterprise Zone.

## BACKGROUND

On April 19, 1988, the Board enacted Ordinance No. 88-27, which authorized Enterprise Zone Ad Valorem Tax Exemption for new or expanding businesses, which invest in these zones. On May 21, 1996, the aforementioned ordinance was revised and enacted as Ordinance No.96-74.

The Business has filed an application for Enterprise Zone Ad Valorem Tax Exemption for improvements made to its real properties and for acquisition of tangible personal property. The Property Appraiser reviewed the application and inspected the property to arrive at determinations of the appropriate exemption.

To be eligible for this exemption, a new or expanded business shall create a minimum of five (5) new full-time jobs. If, on a given year of the 5 year exemption, 20% or more of a business' permanent full-time employees are residents of the Enterprise Zone, the exemption for that year will be 100 % of the assessed value of all improvements to real property, or 100 % of the assessed value of all tangible personal property. In case the company cannot comply with the 20% residency requirement of their employees living in the Enterprise Zone, then the exemption for that year will be 50% of the assessed value.

Once the Board has granted approval, Miami-Dade's Office of Community and Economic Development (OCED) will monitor the firm's compliance during the life of the tax exemption.

Florida State incentives available in the Enterprise Zone include jobs tax credit, property tax credit, community contribution tax credit, sales tax exemption on building materials and sales tax exemption on business equipment. The Business has indicated that the availability of these incentives was a contributing factor in its decision to expand in the Enterprise Zone.

Detailed information regarding the Business is provided below. The tax exemption is based on the estimated countywide municipal service area millage rate of 5.889 for fiscal year 2002, which is the year the Business became eligible for the tax abatement.

**(Colonial Press International, Inc.)**

Address:	3690 NW 50 <sup>th</sup> Street, Miami, Florida 33142	
Community Redevelopment Area (CRA):	No	
Product:	Printing	
Contact Person:	Jorge Gomez / (305) 633-1581	
Employment:	10 New Jobs	
Basis for Application:	Acquisition of Tangible Personal Property	
Total New Investment:	\$3,000,000 Approximately	
Exemption Eligibility:	\$	(real property)
	\$ 2,728,179	(tangible personal property)
50% Estimated County	\$	(real property)
Tax Exemption Per Year:	\$ 8,033.13	(tangible personal property)
<b>Total:</b>	<b>\$ 8,033.13</b>	
Period:	5 Years	

**ECONOMIC IMPACT ANALYSIS**

The economic impact of the ordinance is summarized in the Economic Impact Analysis Chart on page 3. If the full exemption is granted, the impact on the County budget would be to reduce revenues by \$16,066.25 for fiscal year 2002, based on estimated 2002 millage. The portion, which applies to tangible personal property, totaling \$16,066.25 declines annually as the property is depreciated. However, the Business is entitled to only \$8,033.13 in total tax exemption, which represents 50% of each of the eligible tax exemptions. This is due to the fact that the Business has less than 20% employment from the Enterprise Zone. Please see attached revenue implication statement prepared by the Property Appraiser's Office for this project.

The ordinance for tax abatement was not prepared until now because the Property Tax Appraiser's Office had not completed its "revenue implication", which is needed to write the ordinance.

The impact of the exemption on the private sector is to reduce the applicant's operating costs by these amounts, which is intended as an incentive to invest and create jobs in the most distressed areas of Miami-Dade County. The Business created 10 full-time jobs and now has 141 employees in total of which 17 are residing in the Enterprise Zone. Exemption recipients are monitored annually for compliance with maintaining five (5) new full-time jobs. Businesses found not to be in compliance with maintaining five (5) new full-time employees will lose their tax exemption.

The initial cost of processing the application is offset by a \$50 application fee, plus 10% of the first year's exemption. The public benefit of this project is the investment and job creation in Miami-Dade County's distressed areas. The additional payroll and economic activity generates other taxable activity. In addition, once the exemption period ends, the County will receive the increased taxes from the expanded business.

**ECONOMIC IMPACT ANALYSIS CHART**

Company	Exemption	Term	Projected Total Jobs	Projected E.Z. Jobs	Projected New Jobs	Total New Investment
Colonial Press International, Inc.	\$8,033.13	5 Yrs.	141	17 (12%)	10	\$3,000,000
<b>TOTAL</b>	<b>\$8,033.13</b>	<b>5 Yrs.</b>	<b>141</b>	<b>17</b>	<b>10</b>	<b>\$3,000,000</b>

Attachment

  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 30, 2004

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 6(Q)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 6(Q)  
11-30-04

ORDINANCE NO. \_\_\_\_\_

ORDINANCE GRANTING ENTERPRISE ZONE AD  
VALOREM TAX EXEMPTION TO COLONIAL PRESS  
INTERNATIONAL, INC., AN EXPANDED BUSINESS  
LOCATED IN THE ENTERPRISE ZONE; PROVIDING SCOPE  
AND TERMS OF EXEMPTION; PROVIDING SEVERABILITY,  
EFFECTIVE DATE AND EXPIRATION DATE

WHEREAS, this Board recognizes the need to stimulate economic development in certain areas of Miami-Dade County which are economically depressed, where housing and structural conditions are blighted and deteriorated, and where unemployment and poverty are prevalent, said areas being designated "Enterprise Zones" as defined in Section 196.012 and Sections 290.004, Florida Statutes; and

WHEREAS, pursuant to Article VII, Section 3 of the Florida Constitution, the State has enacted Section 196.1995, Florida Statutes, providing a local government option for ad valorem tax exemption to new businesses and expansions of existing businesses in each such Enterprise Zone; and

WHEREAS, this Board authorized Enterprise Zone Ad Valorem Tax Exemptions to new businesses and for the expansion of existing businesses located in the Enterprise Zone through Ordinance No. 96-74, enacted on May 21, 1996; and

WHEREAS, this Board desires to encourage economic growth and development and alleviate the conditions of unemployment, economic disinvestments and poverty by creating new

5

construction, new jobs and an enhanced business climate particularly for small or minority-owned businesses; and

WHEREAS, Colonial Press International, Inc., hereinafter referred to as “Business”, located at 3690 NW 50<sup>th</sup> Street, Miami, Florida 33142, within Enterprise Zone No. 1301 has made application for ad valorem tax exemptions; and

WHEREAS, the Business has committed to this Board that it will maintain a work force of at least five (5) full-time jobs; and

WHEREAS, this Board finds that the Business has tax bills which are current; and

WHEREAS, this Board finds that ad valorem tax exemption is appropriate and consistent with the public purpose to eliminate the serious and distressing economic conditions of the designated “Enterprise Zone” in Miami-Dade County,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Legislative Intent and Findings of Public Purpose. The above recitations of legislative intent and findings of public purpose are fully incorporated herein as part of this ordinance.

Section 2. Eligibility Requirements. This Board finds the Business is an “expanded business” as defined in Section 196.012(16) (b) Florida Statutes (1991) and as defined in Miami-Dade County Ordinance No. 96-74 and after careful consideration of certain factors including

those enumerated in Section 29-84(d) of the Dade County Code finds and determines the Business is eligible for ad valorem tax exemption.

Section 3. Granting the Exemption. This Board hereby grants ad valorem tax exemptions pursuant to Ordinance No. 96-74, enacted on May 21, 1996, to Colonial Press International, Inc., located at 3690 NW 50<sup>th</sup> Street, Miami, Florida 33142, an “expanded business”. The exemption shall be up to 100% of the eligible assessed value of the improvements to real property and the eligible tangible personal property, if the company complies with the 20% residency requirement of their employees living in the Enterprise Zone. If the company cannot comply with the 20% residency requirement of their employees living in the Enterprise Zone, then the exemption, for that year, will be 50% of the eligible assessed value of the improvements to real property and the eligible tangible personal property acquired and owned by the Business and located at 3690 NW 50<sup>th</sup> Street, Miami, Florida 33142.

Section 4. Revenue Implications. The total amount of revenue available to the County from ad valorem tax sources for the 2002 fiscal year is \$886 million. The total amount of revenue foregone by the County for the 2002 fiscal year by virtue of Enterprise Zone Ad Valorem Tax Exemptions is \$1,000,238. The revenue foregone by the County attributable to the exemption of the Business named in the ordinance is estimated at \$8,033.13 for tangible personal property, which represents 50% of the eligible tax exemption, based on the assessment by the Property Appraiser of Miami-Dade County.

Section 5. Duration and Expiration of the Tax Exemption. The duration of the Enterprise Zone Ad Valorem Tax Exemption granted to the Business is five (5) years. The tax exemption granted in this ordinance shall expire after the 2006 tax assessment rolls of Miami-Dade County. Notwithstanding the foregoing, the Business must file for a renewal of the exemption each year for which the exemption is sought. Failure to file a renewal with the Property Appraiser by March 1 of each year, shall constitute a waiver of the exemption for the year.

Section 6. Scope of Exemptions. The property tax exemption authorized through this ordinance shall be up to 100% of the eligible assessed value of the improvements to real property and the eligible tangible personal property, if the company complies with the 20% residency requirement of their employees living in the Enterprise Zone. If the company cannot comply with the 20% residency requirement of their employees living in the Enterprise Zone, then the exemption, for that year, will be 50% of the eligible assessed value of the improvements to real property and the eligible tangible personal property made by or for the use of the Business. The exemption shall apply only to Miami-Dade County countywide operating millage and when applicable, the unincorporated municipal service area millage and shall not apply to taxes levied for payment of bonds or to taxes authorized by vote of the electors pursuant to Section 9(b) of Section 12, Article VII of the State Constitution. The exemption shall not be prolonged or extended by granting exemption from additional taxes or by virtue of any reorganization or sale of the Business receiving the exemption.



Section 7. Penalties. Non-compliance during the life of the tax exemptions unless expressly waived by the Board, with any of the eligibility requirements of Section 29-87 of the Miami-Dade County Code will nullify the tax exemption benefits granted through this ordinance and the Business shall be required to make payments of taxes exempted in addition to interest accrued from the date of non-compliance.

Section 8. Fee. The Business named in the ordinance will pay a \$50 application fee and a fee of 10% of the first year tax exemption to cover administrative expenses of Miami-Dade County in processing the application for tax exemption. The fee is non-refundable even if Dade County rescinds the tax exemptions due to non-compliance with eligibility requirements.

Section 9. Renewal Provisions. Enterprise Zone Ad Valorem Tax Exemptions granted through this ordinance can be renewed each year for the duration of the term of the exemption as indicated in Section 5 of this ordinance; however, the Business must re-apply to maintain the exemptions on or before March 1 of each year for which the renewal is sought. Failure to file a renewal application with the Property Appraiser by March 1 of any year shall constitute a waiver of the exemption for that year.

Section 10. Severability. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 11. Effective Date. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

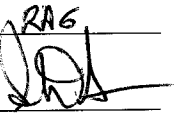
Section 12. Sunset. This ordinance shall stand repealed five (5) years from its effective date.

PASSED AND ADOPTED

Approved by County Attorney as  
To form and legal sufficiency.

Prepared by:

Shannon D. Summerset

2AG  


**Enterprise Zone Abatement  
Property Tax Assessments/Revenue Implications**

**Business Name:** Colonial Press International  
**Address:** 3680 N.W. 50 St. Miami, FL 33142  
**P.P Folio** 03-484100

**Estimate 2002**

1. Assessed Value of Improvements/Additions to:

(a) Real Property	<u>N/A</u>
(b) Tangible Personal Property	<u>\$5,709,749</u>

2. Total Taxes Levied on Improvements and Additions to:

(a) Real Property (excluding land) (Based on 2002 millages)	<u>N/A</u>
(I) County Operating	\$0.00
(ii) Unincorporated Municipal Service Area	\$0.00
(iii) Debt Service	\$0.00
(iv) Municipal Operating	\$0.00
(v) All other property taxes	\$0.00
(b) Tangible Personal Property (Based on 2002 millages)	<u>\$135,860.62</u>

(I) County Operating	\$33,624.71
(ii) Unincorporated Municipal Service Area	\$0.00
(iii) Debt Service	\$2,226.80
(iv) Municipal Operating	\$42,982.99
(v) All other property taxes	\$57,026.12

Revenue Implications

3. Total property tax revenue for the current tax year from ad valorem taxes:	<u>\$886 Million</u>
4. Total revenue forgone for the current fiscal year by virtue of exemptions previously granted under this section:	<u>\$1,000,238</u>
5. Total revenue forgone for the current fiscal year if exemption applied for is granted:	
R.E. :	\$0.00
P.P. :	\$16,066.25
6. Taxable value forgone if the exemption applied for were granted on:	<u>\$2,728,179</u>
(a) Improvement to Real Property	\$0
(b) Tangible personal Property	\$2,728,179

7. Last year for which exemption may be applied for 2006.

Date:

6/1/06

Signed:

[Signature]

PTARI FORM

COLONIAL PRESS INTERNATIONAL, INC.

NAME	ADDRESS
Rene Portales	6911 W. 36 Avenue #104 Hialeah, Fla. 33018
Elena Cutina	8524 West 28 Street Hialeah, Fla. 33010
Rafael Felix Jr	8202 NW Miami Ct. #K715 Miami, Fla. 33150
Roberto Falla	9907 NW 9 Street Miami, Fla. 33172
Maritza Ponce	620 NW 10 Avenue Apt. A , Miami, Fla. 33126
Jesus Ceballo	1930 Palm Avenue Hialeah, Fla. 33010
Elio Serra	550 NW 51 Avenue Miami, Fla. 33126
Yoasniel Santos	1855 W 62 Street Hialeah, Fla. 33012
Gilberto Fuentes	465 S. Royal Poinciana Blvd Miami Springs, Fl. 33166
Pedro Prieto	3255 W 12 Avenue Hialeah, Fla. 33012
Ivan Medrano	8680 SW 212 Street Miami, Fla. 33189

TOTAL EMPLOYEES	141
Enterprise Zone Employees	17
Percent Enterprise Zone Employees	12%

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Agenda Item No. 7(K)(1)(E)  
5-6-03

**OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-468-03

RESOLUTION RECOMMENDING THAT COLONIAL PRESS INTERNATIONAL, INC. BE APPROVED AS A TARGETED JOBS INCENTIVE FUND PROGRAM BUSINESS PURSUANT TO THE CODE OF MIAMI-DADE COUNTY, FLORIDA, CHAPTER 2, ARTICLE LXXXVI AS MODIFIED BY ORDINANCE NO. 02-251; CONFIRMING THAT THE COMMITMENT OF INCENTIVE AWARDS FOR COLONIAL PRESS INTERNATIONAL, INC. EXISTS; AND PROVIDING AN APPROPRIATION OF UP TO \$199,660 FROM GENERAL REVENUE FUNDS FOR FISCAL YEARS 2004 THROUGH 2013 WITH THE PROVISIO THAT ANY TAX ABATEMENT GRANTED TO COLONIAL PRESS INTERNATIONAL, INC. UNDER FLORIDA STATUTE 196.1995 REDUCES ANY TARGETED JOBS INCENTIVE FUND INCENTIVE AWARD TO COLONIAL PRESS INTERNATIONAL, INC. BY THE AMOUNT OF ANY SUCH TAX ABATEMENT GRANTED, IN COMPLIANCE WITH FLORIDA STATUTE 288.106(5)(C); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, Economic Impact Overview, and Application and Agreement, copies of which are incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds that attracting, retaining and providing favorable conditions for the growth of target industries provide quality employment opportunities for residents of the County and enhance the County's economic foundations and authorize the County Manager to execute the Application and Agreement between Miami-Dade County and Colonial Press International, Inc. thereby approving Colonial Press International, Inc. as a targeted jobs incentive fund program business



# MEMORANDUM

(Revised)

**TO:** Honorable Chairperson and Members  
Board of County Commissioners

**DATE:** May 6, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 7(K)(1)(E)

Please note any items checked.

- \_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- \_\_\_\_\_ 6 weeks required between first reading and public hearing
- \_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing
- \_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget
- \_\_\_\_\_ Budget required
- \_\_\_\_\_ Statement of fiscal impact required
- \_\_\_\_\_ Bid waiver requiring County Manager's written recommendation
- \_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing
- \_\_\_\_\_ Housekeeping item (no policy decision required)
- \_\_\_\_\_ No committee review

2 M

pursuant to the Code of Miami-Dade County, Florida, Chapter 2, Article LXXXVI as modified by Ordinance No. 02-251.

The applicant's new business activity will be in one of the County's Designated Priority Areas and the nature of its operation makes it practical to locate or expand within a Designated Priority Area, (Enterprise Zone).

The commitment of incentive awards for Colonial Press International, Inc. exists in an amount not to exceed \$169,479 from General Revenue Funds, and is conditioned on and subject to specific annual appropriations by the Board in the following increments:

Fiscal Year 2004	\$19,966
Fiscal Year 2005	\$19,966
Fiscal Year 2006	\$19,966
Fiscal Year 2007	\$19,966
Fiscal Year 2008	\$19,966
Fiscal Year 2009	\$19,966
Fiscal Year 2010	\$19,966
Fiscal Year 2011	\$19,966
Fiscal Year 2012	\$19,966
Fiscal Year 2013	\$19,966
<b>TOTAL</b>	<b>\$199,660</b>

Colonial Press International, Inc. under Florida Statute 196.1995 reduces any QTI tax refund by the amount of any such tax abatement granted, in compliance with Florida Statute 288.106(5)(c); and will be paid to Colonial Press International, Inc with the stipulation that Colonial Press International, Inc. is in compliance with the proviso that any tax abatement granted to with the TJIF program including the requirement that at least ten (10) jobs be created.

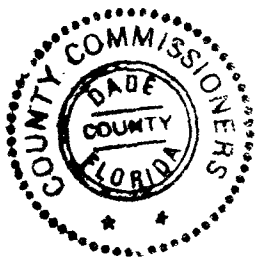
5 15


The commitment of incentive awards shall be contingent on Colonial Press International, Inc. maintaining the jobs during the life of the incentive and ensuring that its hiring practices are consistent with and reflect the diversity of the Miami-Dade County community.

The foregoing resolution was offered by Commissioner **Dorrian D. Rolle** who moved its adoption. The motion was seconded by Commissioner **Katy Sorenson** and upon being put to a vote, the vote was as follows:

Danno A. Barreiro	<b>aye</b>	Dr. Barbara Carey-Shuler	<b>aye</b>
Jose "Pepe" Diaz	<b>absent</b>	Betty T. Ferguson	<b>aye</b>
Sully A. Heyman	<b>aye</b>	Joe A. Martinez	<b>aye</b>
Jimmy L. Morales	<b>aye</b>	Dennis C. Moss	<b>aye</b>
Dorrian D. Rolle	<b>aye</b>	Natacha Seijas	<b>absent</b>
Katy Sorenson	<b>aye</b>	Rebeca Sosa	<b>aye</b>
		Sen. Javier D. Souto	<b>absent</b>

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



Approved by County Attorney as to form and legal sufficiency. 

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**  
Deputy Clerk

Shannon D. Summerset





# MEMORANDUM

Agenda Item No. 7(K)(1)(E)

TO: Honorable Chairperson and Members  
Board of County Commissioners

DATE: May 6, 2003

FROM: Steve Shiver  
County Manager

SUBJECT: Resolution Approving  
Targeted Jobs Incentive Fund  
Program Participation for  
Colonial Press International,  
Inc.

The attached documents relating to Targeted Jobs Incentive Fund (TJIF) program participation by Colonial Press International, Inc., Miami-Dade County commitment of TJIF incentive awards, and application and agreement, pursuant to Miami-Dade County Code, Chapter 2, Article LXXXVI as modified by Ordinance No. 02-251, have been prepared by the Office of Community and Economic Development and are recommended for approval.

APPLICANT:	Colonial Press International, Inc.
HEADQUARTERS LOCATION:	3690 NW 50 <sup>th</sup> Street, Miami, Florida 33142
PROPOSED LOCATION IN MIAMI-DADE COUNTY:	Unincorporated Miami-Dade County
OTHER LOCATIONS UNDER CONSIDERATION:	N/A
DATE OF TJIF APPLICATION:	March 13, 2003
OVERALL BUSINESS ACTIVITY/MISSION:	N/A
PROPOSED LOCAL BUSINESS ACTIVITY:	An expansion of an existing Miami-Dade County business
TARGETED INDUSTRY:	Commercial Printing
PROPOSED LOCATION IN DESIGNATED PRIORITY AREA?	Yes
NEW BUSINESS OR EXPANDING BUSINESS?	Expanding
NUMBER OF DIRECT JOBS TO BE CREATED: (AT LEAST 10 JOBS TO QUALIFY)	13
ANNUALIZED WAGES FOR DIRECT JOBS:	\$56,000
NUMBER OF INDIRECT JOBS TO BE CREATED:	N/A

NUMBER OF YEARS TO CREATE NEW JOBS:	3
MAXIMUM YEARS FOR INCENTIVE AWARDS:	10
NUMBER OF NEW AND EXISTING JOBS	144
MAXIMUM INCENTIVE AWARD PER JOB:	\$1,386 per retained and created jobs
MAXIMUM INCENTIVE AWARD APPLIED FOR:	\$199,660
ESTIMATED INCREMENTAL TAX REVENUE:	\$199,660
COUNTY'S MAXIMUM AWARD ON PROJECT:	\$199,660
COMMENTS:	Information for this item was provided by The Beacon Council

Attachment

2 18



## THE BEACON COUNCIL

March 25, 2003

Ms. Tangie White  
Director of Economic Development Division  
Office of Community & Economic Development  
140 West Flagler Street, Suite 1000  
Miami, FL 33130-1561

Miami-Dade  
County's  
Official  
Economic  
Development  
Partnership

Re: Revision to Letter submitted on March 14, 2003

Dear Ms. White:

Enclosed you will find an application for the Miami-Dade County Targeted Jobs Incentive Fund (TJIF). The company, Colonial Press International, Inc., applying for the TJIF program will create approximately 13 new jobs within a three-year period. Colonial Press is making a capital investment in the amount of \$5.125 million for modifications to their facility and the purchase of new equipment.

80 Southwest  
Eighth Street  
Suite 2400  
Miami,  
Florida  
33130  
Telephone:  
305.579.1300  
Facsimile:  
305.375.0271  
[www.beacon  
council.com](http://www.beaconcouncil.com)

The company began operations in Miami-Dade County over 50 years ago and currently has approximately 131 employees and is located in the North Central Enterprise Zone.

We are referring this application to your office for review and preparation of a resolution to the Miami-Dade Board of County Commissioners requesting a maximum of \$199,660 to be paid over a period of 10 years (2003 - 2012). Attached is the economic impact analysis prepared by the Beacon Council Research Department.

We are requesting that the item be placed on the Agenda of The Economic Development and Human Services Committee Meeting scheduled for April 16, 2003 and the Miami-Dade Board of County Commissioners meeting scheduled for April 22, 2003.

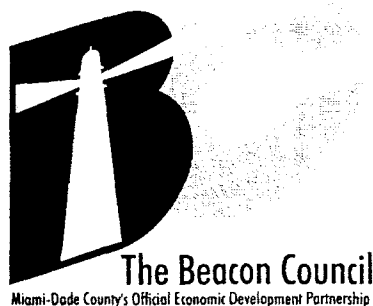
We look forward to continuing to work together for the benefit of the economic development of Miami-Dade County. If you have any questions please contact me at 305-579-1343.

Sincerely,

Carlos Leonard  
Senior Vice President  
Business Development

CC: Tony Crapp  
Bryan Finnie  
Jurgen Teintze

7 19



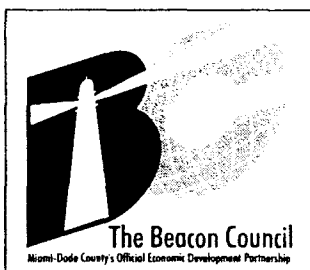
# Application and Agreement for Targeted Jobs Incentive Fund (TJIF)

**COLONIAL PRESS INTERNATIONAL, INC.**

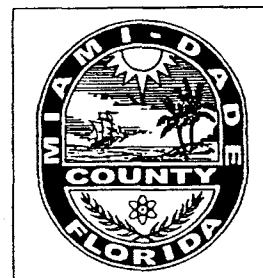
**Name of Business**

(Note: if name of company is confidential at time of application, said company name shall be provided and appended to this Application and Agreement by \_\_\_\_\_.)

Important: This Application and Agreement for TJIF shall be in compliance with Miami-Dade County Board of County Commissioners Ordinance No. 00-98 as codified in the Code of Miami-Dade County, Chapter 2, Article LXXXVI, and as further modified by Ordinance No. 02-251, as may be amended.



**The Beacon Council**  
80 S.W. 8<sup>th</sup> Street, Suite 2400  
Miami, FL 33130  
Phone: 305-579-1300  
Fax: 305-579-7580  
[www.beaconcouncil.com](http://www.beaconcouncil.com)



8 20

## **Section 1. Targeted Jobs Incentive Fund (TJIF) Background**

- 1.1 The Targeted Jobs Incentive Fund is an initiative fashioned by The Beacon Council and Miami-Dade County and patterned after the State of Florida Qualified Target Industry Tax Refund Program (QTI). The program's intent is to attract relocating out-of-area businesses and encourage expansion of existing local companies by providing cash incentive awards. As with the QTI Program, a Company is required to create a certain number of jobs and must also generate enough new revenue to Miami-Dade County to fund its TJIF benefit. While the State's QTI program is limited to certain industries, including corporate headquarters relocation, the TJIF Program may also be utilized for the One Community One Goal (OCOG) industries, as well as the expansion and/or relocation of other operational components of a business (i.e. sales office, warehouse).
- 1.2 The TJIF is an inducement program available only to companies from outside the County (with the exception of Palm Beach, Broward, and Monroe Counties) wishing to relocate here, and to Miami-Dade companies which undertake a business expansion and which create jobs as a result of the local expansion. Nevertheless, a Palm Beach, Broward or Monroe County-located Company that is planning to relocate outside South Florida is eligible for this program. The Company must provide verifiable documentation supporting its consideration of other locales. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to the final TJIF approval will likely be grounds for disapproval unless waived by the Miami-Dade County Manager after a showing of good cause.
- 1.3 Although the TJIF is available to companies countywide, it is also used to encourage investment and the creation of jobs in Enterprise Zones, the Empowerment Zone and in Urban Targeted Areas by providing business with an additional award per job if the Company locates within these specified areas.
- 1.4 Another goal of the TJIF is to encourage companies to hire residents living in Enterprise Zones, the Empowerment Zone and Urban Targeted Areas. Companies hiring said residents will be eligible to receive an additional amount per new job created.
- 1.5 The TJIF program is strictly a performance-based incentive that is only paid out to the Company after it has met all of its job creation projections, capital investment commitments and must provide the incremental tax revenue necessary to fund the award.

21

## Section 2. Criteria

---

- 2.1 The Targeted Jobs Incentive Fund (TJIF) is limited to the targeted industries as per the State of Florida QTI Program. In addition, the One Community One Goal (OCOG) target industries are also eligible, as are regional offices. They include, but are not limited to, the following:
- a. Aviation
  - b. Biomedical
  - c. Film and Entertainment
  - d. Financial Services
  - e. Information Technology
  - f. International Commerce
  - g. Telecommunications
  - h. Visitor and Tourism
- 2.2 The Company must create at least 10 new jobs. If the project is an expansion, the number of new jobs to be created must be the greater of a minimum of five new jobs or at least ten percent of the Company's work force at the time of application.
- 2.3 The Company's countywide ad valorem property taxes, excluding debt service, and countywide portion of sale taxes paid must generate sufficient incremental tax revenue to the County in order to fund the award. Incremental revenue generated by the project shall be determined by utilizing an Economic Impact Model and analysis by both The Beacon Council and County staff. The project must exhibit a positive Return on Investment Incentive of at least 120%.
- 2.4 This Application and Agreement must be signed by the Company and Miami-Dade County stipulating the number of new jobs to be created, the projected amount of capital investment, the amount of the projected tax revenue and the time frame of when the project will be completed. Payment to the Company will only be made after it has achieved all economic benchmarks.
- 2.5 The TJIF is an inducement program that is only available to companies considering a relocation and/or expansion in Miami-Dade County and one or more other communities. The TJIF is utilized to induce "New to Market" companies to relocate to Miami-Dade County (not available for companies located within Palm Beach, Broward and Monroe Counties unless a Company is planning to relocate outside South Florida). Companies located in other Florida counties are eligible for TJIF for any net new jobs being created in Miami-Dade County. The Company must provide verifiable documentation supporting its consideration of other locales. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to the final TJIF approval will likely be grounds for disapproval.

22

### **Section 3. Program Funding**

---

- 3.1 Incremental tax revenue generated by the companies locating or expanding within Miami-Dade County funds the program.

### **Section 4. Award Amounts Provided By Miami-Dade County**

---

- 4.1 The total award is based on the projected number of new jobs to be created and the amount of countywide ad valorem property taxes, excluding debt service, and countywide portion of sales taxes paid. The base award amount per new job created is up to \$3,000 if the Company is located outside any of the following areas:

Empowerment Zone  
Enterprise Zone  
Target Urban Area  
Brownfields  
Community Development Block Grant areas

If the Company is located within any of the above areas an additional bonus award of up to \$1,500 per new job created is available. Likewise, if the Company employs a resident of one of the above areas an additional bonus award of up to \$1,500 per new job created is also available.

Consideration for award within a municipality or unincorporated Miami-Dade County will be evaluated on a case-by-case basis.

- 4.2 A capital investment TJIF award may be provided to a Company when the minimum number of New Jobs has been created and when new capital investment by and/or for the Company exceeds \$3 million in taxable property value. For a period of up to six (6) years (or longer as may be determined by the Board), the Company may receive said capital investment TJIF awards in the amount of eighty percent (80%) of the amount of countywide ad valorem property taxes paid-in on the subject property if it is located in a Designated Priority Area. This award is not applicable to the ad valorem property taxes paid-in on the subject property's land value nor to any improvements in place prior to the project.
- 4.3 A Company may not receive award payments of more than twenty five percent (25%) of the total awards specified in the approved application/agreement in any fiscal year even if all the New Jobs are created in one (1) year. Further, a Company may not receive more than \$1.5 million in awards in any single fiscal year, or more than \$2.5 million in any single fiscal year if the project is located in a Designated Priority Area. A Company may not receive more than \$5 million in award payments in all fiscal years, or more than \$7.5 million if the project is located in a Designated Priority Area. Further, the total award is capped by the lower of the above or the total of the applicable ad valorem property and sales taxes paid-in as a result of the project. Additionally, a Company cannot receive both a TJIF award and Enterprise Zone Tax Abatements unless the TJIF award is in excess of the Abatement; a Company cannot receive both the TJIF award on large capital investment taxes paid-in and the TJIF regular ad valorem property tax funded award; and, while a Company can receive both a tax refund under the State of Florida Qualified Target Industry Program and a TJIF award at the same time, it cannot receive more than an amount equal to what it has paid-in under the project at any time.

23  
X

## **Section 5. Payment of Incentive**

---

- 5.1 The TJIF is a performance based incentive program; therefore, verification of the new jobs created, capital investment made by the Company, and new revenue generated to Miami-Dade County must be verified by the County prior to any disbursement of funds to the Company. This procedure must be repeated each year that the Company submits a claim for the TJIF payment. The year that is applicable for consideration of taxes paid-in resulting in incremental tax revenue is April 1 through March 31. Company award claims must be submitted each year during the period of April 1 through May 15. Any award appropriation, if made by the Miami-Dade County Board of County Commissioners will be paid in the County fiscal year that begins on October 1 following the May 15 claims-submission deadline date.
- 5.2 The TJIF incentive is paid out beginning after the first year the new jobs are created. For instance, if a Company has projected creating 400 new jobs, 100 per year during a four-year period, the incentive will be paid for the first 100 jobs in the year after the jobs have been created. Disbursement shall be over four years even if all the new jobs are created in one year. Payment to the Company will only be made after it has achieved all economic benchmarks. A Company's incremental tax revenue paid to Miami-Dade County must be sufficient to fund the Company's award. In keeping with the State QTI program requirements, a Company receiving a cash incentive award under this TJIF program and also applying for and receiving Enterprise Zone tax abatements, must, in any given year, have its TJIF cash incentive award reduced by the amount of any such tax abatement granted.

## **Section 6. Application Process**

---

- 6.1 Any Company that meets the criteria and objectives of the TJIF must submit this Application and Agreement to The Beacon Council for review. The Beacon Council will prepare an economic impact analysis for the project, based on the information provided by the Company.
- 6.2 The completed Application and Agreement is submitted to Miami-Dade County for verification and concurrence with the economic impact analysis provided by The Beacon Council. The analysis should reflect a Return On Incentive Investment (ROII) of at least 120% if the Company is not located in a Designated Priority Area, at least 110% if the Company is located in a Designated Priority Area, and at least 100% if the Company is located in a Designated Priority Area and the Board of County Commissioners finds such increase is in the public's best interest and approves said ROII when jointly recommended by The Beacon Council and the County Manager. The Beacon Council presents Company Application and Agreement along with its analysis and recommendation to Miami-Dade County.



## **Section 7. Review and Approval Process**

---

- 7.1 Upon Application and Agreement evaluation by the County, staff will recommend approval or denial to the County Manager and prepare an agenda item for the next available Board of County Commissioners meeting where the TJIF incentive is considered for approval. The County Manager will recommend Application and Agreement approval or denial to the Board of County Commissioners. Per Miami-Dade County Ordinance No. 00-98 creating this program as amended by Ordinance No. 02-251, the Board of County Commissioners shall have no obligation to approve any Application and Agreement before it.
- 7.2 The Beacon Council staff and a Company representative (when requested) will attend the Board of County Commissioners meeting to be available to answer any questions related to the project and the TJIF.
- 7.3 If the Board of County Commissioners approves the Application and Agreement, the Company and the County Manager will execute said document(s). Pursuant to Florida Statutes, § 288.075 and § 288.1066, confidentiality will be protected for any information regarding a project's location and/or expansion evaluation of any site in the State of Florida. If confidentiality is requested, the Company name and identifying information shall be provided by the Company by the date indicated on the cover page of this Application and Agreement and shall be appended hereto. Upon said approval, as the applying Company you will be sent a letter by The Beacon Council stipulating the conditions of the approval.

**For more information please call Carlos Leonard, Senior Vice President, The Beacon Council, at 305-579-1343.**

05

## **Section 8. Application and Agreement Instructions**

- 8.1 Please carefully review all Application and Agreement materials.
- 8.2 Contact The Beacon Council at the below address to discuss your project and application before submitting a formal proposal.
- 8.3 Any information or documentation that cannot be supplied in the provided space should be placed in a notebook or other presentation format. The material should be indexed, tabbed or labeled with the number of the relevant question from the Application and Agreement form.
- 8.4 The completed and signed Application and Agreement must be filed with:

The Beacon Council  
Attn: Carlos Leonard, Senior Vice President  
Targeted Jobs Incentive Fund (TJIF)  
80 S.W. 8<sup>th</sup> Street, Suite 2400  
Miami, Florida 33130  
Phone: 305-579-1300  
Fax: 305-579-7580

- 8.5 **Important note: This Application and Agreement must be filed prior to making the decision to locate a new business in Miami-Dade County or to expand an existing Miami-Dade County business. However, an applying Company that has initiated such a business decision may, upon request and Beacon Council recommendation, be considered by the County Manager for preserving inducement. If the County Manager authorizes preserving inducement the applying company maintains TJIF program eligibility.**

26

## Section 9. Employer Identification

9.1

**Please note: The following form may not provide enough space for required answers. Please attach a separate page with tabs that refers to the question number. Please include supporting documentation or explanation with responses where appropriate.**

9.2

### TARGETED JOBS INCENTIVE FUND (TJIF)

- a) Name of TJIF Business: COLONIAL PRESS INTERNATIONAL, INC.  
*Must be a business unit or reporting unit of a business that is registered with or will be registered with the Florida Department of Labor and Employment Security.*
- b) Mailing Address: 3690 NW 50<sup>TH</sup> STREET  
MIAMI, FL 33142
- c) Primary Business contact -please include phone and fax numbers: \_\_\_\_\_  
Jorge Gomez  
Tel.: (305) 633-1581 / Fax.: (305) 459-2079
- d) TJIF Business' federal employer identification number: 65-0066972
- e) TJIF Business' unemployment compensation identification number: 1163201-9
- f) TJIF Business' Florida sales tax registration number: 23-08-332588-68-2
- g) List SIC codes of all activities of the TJIF business: 2752
- h) Describe the TJIF business' primary business activities: Commercial Printing  
 \_\_\_\_\_  
 \_\_\_\_\_

9.3

- a) Is the TJIF business 51% or more minority owned? XX YES      NO
- b) If YES, please explain: 100% Hispanic  
 \_\_\_\_\_
- c) Is the TJIF business certified as a Black Business Enterprise (BBE), Women Business Enterprise (WBE), Hispanic Business Enterprise (HBE), Community Small Business Enterprise (CSBE), Community Business Enterprise (CBE) and/or Disadvantaged Business Enterprise (DBE) pursuant to Miami-Dade County Code?  
     YES XX NO

9.4

- a) Has the TJIF business ever been subjected to criminal or civil fines and penalties?  
     YES XX NO
- b) If YES, please explain: 27  
 \_\_\_\_\_

## Section 10. Project Identification / Information

10.1 Description of the type of business activity or product covered by the project:

a) Is the business unit a (please choose one):

New business to Miami-Dade County

☒ **An expansion of an existing Miami-Dade County business**

b) How many Miami-Dade County-located employees are there currently in the expanding business unit: 131

c) Full project description: Full Web Division

10.2 Check the appropriate box and complete the line item:

Project's current location, if applicable: 3690 NW 50<sup>th</sup> Street, Miami, FL 33142

Project's proposed location, if different from above: N.A.

10.3 Check the boxes that best define your project:

- 1 ☐ regional headquarters office  
 2 ☐ national headquarters office  
 3 ☐ world headquarters office  
 4 ☐ Latin America headquarters office

- 5 ☒ **manufacturer**  
 6 ☐ office  
 7 ☐ sales & marketing  
 8 ☐ warehouse / distribution

10.4 If the project is not a headquarters, or if it includes other target industries, indicate the major industry groups(s) and the four-digit SIC code of each target industry or industries included in this project.

Business Activities	2-digit SIC Code	4-digit SIC Code
<u>Commercial Printing</u>	<u></u>	<u>2752</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

28

## 10.5 Project employment and wages:

- a) Existing jobs in Miami-Dade County 131
- b) Total number of new jobs projected to be created by the project at the business indicated in item 9.2.a): 13
- c) If new jobs are to be phased in, provide the date when each phase of employment will be fully implemented (please limit the job creation phases to three):

Phase	Total New Jobs	Date
<b>I</b>	13	12/31/05
<b>II</b>		
<b>III</b>		

- d) Annualized average wage (not including benefits) of the new jobs created by the project at the business indicated in item 9.2.b): \$ 56,000/yr
- e) Square footage: EXISTING: 103,400 sq ft NEW:

10.6 a) Anticipated commencement date of project: May 1, 2003

b) Anticipated timeframe when the project will be completed: Sept. 1, 2003

10.7 Amount of cash incentive award requested from Miami-Dade County \$ 199,660

29

## Section 11. Project Impact Information

11.1 Miami-Dade County Ordinance 00-98 as amended by Ordinance 02-251 requires that Miami-Dade County review and evaluate the application based on the following issues. Therefore, thorough and concise responses to the items below are very important.

11.2 **Incentive Rationale:**

Provide a statement indicating why the incentive award is needed to further the project. What role will the incentive award play in the decision of the applicant to locate or expand in Miami-Dade County? Indicate whether or not there are other communities competing for this project, and if so, which communities, and what incentives are being offered by these communities. Also, specifically address the role the incentive will play in creating Miami-Dade County jobs. This statement should include an analysis of the impact of any incentive awards granted on the viability of the project and the probability that the project will occur in Miami-Dade County if such incentive awards are granted to the applicant, taking into account the expected long-term commitment of the applicant to economic growth and employment in Miami-Dade County.

11.3 **Project Impact:**

Provide a brief synopsis on the impacts the project is expected to stimulate in the community, the state or regional economy, focusing on economic conditions in the area, including the unemployment rate in the community where the project will be located.

11.4 **Environmental and Growth Management:**

Submit a brief review of the applicant's past activities in Miami-Dade County, Florida and in other states, particularly as they relate to environmental and growth management impacts and how these have been handled. Have any criminal or civil fines or penalties been assessed? Have any awards been recommended or received? (Basically, what kind of corporate citizen has the applicant been?)

11.5 **Capital Investment:**

a) Describe the capital investment in real and personal property (examples: construction of new facility; remodeling of facility; upgrading, replacing or buying new equipment):

1. Remodeling of facility

2. Buying new equipment

b) List the amount and type (purchase of machinery/equipment, construction of buildings, etc.) of major capital investment to be made by the applicant in connection with this Miami-Dade County project:

Amount \$ 125,000

Construction/Renovations

Remodeling

Amount \$ 5,000,000

Manufacturing Equipment

Full Web Press

Amount \$ \_\_\_\_\_

Other Equipment

11.6 **Indicate other incentive programs the Company will be applying for:**

☒ **Enterprise Zone Program**

☐ Refund of Impact Fees

☐ Jobs Tax Credit

☐ Qualified Target Industry

☐ Other \_\_\_\_\_


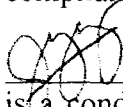

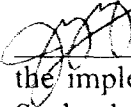
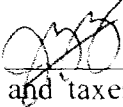
☐ Property Tax Abatement

☐ Sales Tax Refunds

☐ Transportation "Road Fund"

☐ Quick Response Training

**Section 12. Please initial below indicating your agreement:**

-  that Miami-Dade County may review and verify the financial and personnel records of the Company and/or perform on site visits to verify employment relating to the New Jobs, review said financial and personnel records, and ascertain whether the Company is in project compliance;
- 12.2  that compliance with the terms and conditions of the approved application/agreement is a condition precedent for the receipt of any TJIF award in a fiscal year and that Company failure to comply with the terms and conditions of the approved application/agreement results in the loss of eligibility for receipt of TJIF awards and the revocation by the County Manager or the TJIF Committee of the certification of the Company as a TJIF business;
- 12.3  that the payment of TJIF awards are conditioned on and subject to specific annual appropriations by the Board sufficient to pay amounts under the approved application/agreement;
- 12.4  that Miami-Dade County shall be notified in writing of any development that impacts the implementation or operation of this Agreement or the project that this Agreement covers. Such developments will include, but not be limited to: commencement of and full implementation of the project; significant project delays; cancellation of the project; and all material changes of the project; and
- 12.5  that the Company will maintain personnel and financial records related to jobs, wages, and taxes paid which are the subject of this Agreement and submit summary reports of said records to Miami-Dade County as part of each annual claims-submission. The Company will retain said personnel and financial records for a period of three (3) years after payment of the last cash incentive award.

31

## THIS INFORMATION TO BE COMPLETED BY THE BEACON COUNCIL

**Section 13. Projected New Revenue to Miami-Dade County**

List the amount and type of projected taxes this project will provide in the form of new revenue to Miami-Dade County:

Amount \$ _____	Sales Taxes _____
Amount \$ _____	Property Taxes _____
Amount \$ _____	Other Taxes _____ (List)

**Section 14. If Project will be locating or expanding in a targeted area**

<input checked="" type="checkbox"/>	<b>Enterprise Zone</b>
<input checked="" type="checkbox"/>	<b>Unincorporated Miami-Dade County</b>
<input type="checkbox"/>	City of Miami
<input type="checkbox"/>	City of Hialeah
<input type="checkbox"/>	City of Opa-locka
<input type="checkbox"/>	Miami Beach
<input type="checkbox"/>	Perrine-Cutler Ridge
<input type="checkbox"/>	Homestead/Florida City
<input type="checkbox"/>	Satellite (Pro Player Stadium)
<input type="checkbox"/>	Empowerment Zone
<input type="checkbox"/>	Developable Site
<input type="checkbox"/>	Target Urban Area (TUA)
<input type="checkbox"/>	_____
<input type="checkbox"/>	Community Development Block Grant area
<input type="checkbox"/>	Brownfields

**Section 15. Application Confirmation**

15.1	Company telephone contact number	305-633-1581
15.2	Date Application Received	2/27/03
15.3	Date Application Completed/Finalized	03/13/03
15.4	Date Application presented to Miami-Dade County	03/13/03



(To be completed by The Beacon Council and/or Miami-Dade County.)

- 1 \$ 199,660 : The maximum amount of TJIF cash incentive awards which the Company is eligible to receive on the project.
- 16.2 Maximum Award in Fiscal Year Maximum Amount  
See Attached Tax Analysis
- |          |          |
|----------|----------|
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
| FY _____ | \$ _____ |
- 16.3 The term of this Agreement shall commence upon full execution of this Agreement and continue through 12-31-12, unless terminated earlier in accordance with the Code of Miami-Dade County, Chapter 2, Article LXXXVI, and as further modified by Ordinance No. 02-251, as may be amended.

## Section 17. Parties

The parties designate the following offices and addresses:

County:

Director, Office of Community and Economic Development  
 Miami-Dade County  
 140 West Flagler Street, Suite 1000  
 Miami, FL 33130

Company:

COLONIAL PRESS INTERNATIONAL, INC.

3690 NW 50<sup>TH</sup> STREET

MIAMI, FL 33130

\_\_\_\_\_

\_\_\_\_\_

33

## **Section 18. Termination**

---

- 18.1 This Agreement may be terminated by Miami-Dade County upon failure of the Company to comply with any material term or condition of this Agreement or a decision by the Company not to proceed with the project. A termination will result in the loss of eligibility for receipt of all cash incentive awards previously approved and scheduled, but not paid, as well as the revocation of the certification as a TJIF business. The foregoing notwithstanding, in the event that Miami-Dade County fails to pay the Company a cash incentive award to which the Company is eligible under Agreement as a result of insufficient County funds or for any reason whatsoever, the Company shall have the right to terminate this Agreement and shall be entitled to retain any cash incentive award or credits previously paid or awarded to the Company by Miami-Dade County under this Agreement. Compliance with the terms and conditions of the Agreement is a condition precedent for receipt of cash incentive awards each year. The failure to comply with the terms and conditions of this Agreement shall result in the loss of eligibility for receipt of all cash incentive awards previously authorized pursuant to this section, and the revocation of the certification as a qualified applicant by the County Manager.
- 18.2 This Agreement may be terminated by Miami-Dade County if it finds that the Company has provided false or misleading information in any part of this Application and Agreement or if the Company attempts to meet any of its obligations under this TJIF Program through fraud, misrepresentation or material misstatement. If Miami-Dade County terminates this Agreement for breach of this Section 18.2, the Company shall within 90 days refund to the County all cash incentives awards paid to the Company as a result of the false information.

## **Section 19. Legal Requirements**

---

- 19.1 This Agreement is executed and entered into in the State of Florida, and will be construed, performed and enforced in all respects in accordance with the laws and rules of the State of Florida. Each party will perform its obligations in accordance with the terms and conditions of this Agreement. Any and all litigation arising under this Agreement shall be brought in the appropriate court in Miami-Dade County, Florida. If any term or provision of the Agreement is found to be illegal and unenforceable, the remainder of the Agreement will remain in full force and effect and such term or provision will be deemed stricken.

34

22

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on this \_\_\_\_\_ day of \_\_\_\_\_.

ATTEST: (SEAL)

MIAMI-DADE COUNTY, FLORIDA

By: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Title: \_\_\_\_\_

By: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Title: \_\_\_\_\_

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
 Assistant County Attorney

State of Florida )  
 County of Miami-Dade )

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
 County Manager, and \_\_\_\_\_, Deputy Clerk, respectively, on behalf of Miami-Dade  
 County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public - State of Florida

Print Name: \_\_\_\_\_

Commission expires: \_\_\_\_\_

ATTEST: (SEAL)

Company name: Colonial Press  
International, Inc

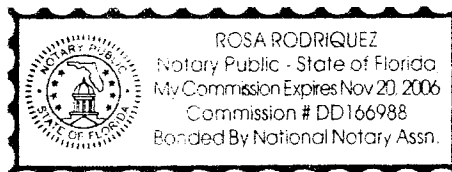
By: [Signature]  
 Print: CARLOS GARCIA  
 Title: Vice President

By: [Signature]  
 Print: Jorge A. Gomez  
 Title: CEO

State of Florida )  
 County of Miami-Dade )

The foregoing instrument was acknowledged before me by Jorge Gomez  
CEO (Title), on behalf of Colonial Press Int'l. (Company), this 13 day  
 of MARCH 2003.

Notary Public - State of Florida

Print Name: Rosa RodriguezCommission expires: 11-20-2006

Colonial Press International, Inc. Project  
Real Property  
Tax Benefits

**Prepared by:**

**John B. Cordrey, Ph.D.  
Senior Vice President  
The Beacon Council**

### **The Situation**

Colonial Press International, Inc. plans to invest \$5,125,000 in new real and tangible property in unincorporated Miami-Dade County. \$125,000 will be invested in buildings and \$5 million in equipment.

The Company has committed to create 13 new jobs within a 3 year period.

The property tax revenue generated from this \$5,125,000 investment will benefit Miami-Dade County Government, Miami-Dade County Public Schools, as well as, the State of Florida and area special districts.

### **The Basic Assumptions**

The latest Miami-Dade County mileage tax rates (2002) were used.

This latest mileage rate was used for the entire 10-year period analysis.

To adjust for the likely reduction in mileage rates over the next 10 years, the real property value was assumed to increase by 1.5 percent rather than the more typical 3 percent.

The equipment was depreciated at 10 percent per year.

### **Conclusions**

Based upon this project investing \$125,000 dollars in new real property and \$5 million in equipment, their 10-year property tax revenue (2003-2013) from this expenditure would exceed \$741,157.

Miami-Dade County general fund would receive \$199,660 over the next 10 years.

Miami-Dade County public schools would receive over \$313,679 for the 10-year period.

The third highest tax revenue would go to special districts, including fire rescue, library and MSA.

Based on the total taxes generated by the project to Miami-Dade County including General Revenue Fund, County Debt Service and other districts such as Fire, Library and UMSA, the total Return on Incentive Investment (ROI) exceeds 120%. (see attached table)

### **Recommendation:**

Since Colonial Press International, Inc. is located within a Designated Priority Area (DPA)(Enterprise Zone), we recommend that Colonial Press International, Inc. receive a cash incentive of \$199,660 to be paid out in increments over a 10-year period.

**Colonial Press International, Inc.  
Tax Revenue by Government  
Entity, 2003-2012**

<u>Year</u>	<u>Equip. Invest/Depreciation</u>	<u>Total</u>	<u>County General</u>	<u>County Debt</u>	<u>School</u>	<u>State</u>	<u>Other Districts</u>
2003	\$5,125,000.00	\$112,035.06	\$30,181.13	\$1,998.75	\$47,416.50	\$3,769.44	\$28,669.25
2004	\$4,626,875.00	\$101,145.80	\$27,247.67	\$1,804.48	\$42,807.85	\$3,403.07	\$25,882.74
2005	\$4,178,778.13	\$91,350.18	\$24,608.82	\$1,629.72	\$38,662.06	\$3,073.49	\$23,376.08
2006	\$3,775,709.80	\$82,538.90	\$22,235.15	\$1,472.53	\$34,932.87	\$2,777.03	\$21,121.32
2007	\$3,413,170.44	\$74,613.61	\$20,100.16	\$1,331.14	\$31,578.65	\$2,510.39	\$19,093.28
2008	\$3,087,110.50	\$67,485.78	\$18,179.99	\$1,203.97	\$28,561.95	\$2,270.57	\$17,269.30
2009	\$2,793,885.41	\$61,075.73	\$16,453.19	\$1,089.62	\$25,849.03	\$2,054.90	\$15,628.99
2010	\$2,530,215.11	\$55,311.77	\$14,900.44	\$986.78	\$23,409.55	\$1,860.97	\$14,154.02
2011	\$2,293,147.62	\$50,129.35	\$13,504.35	\$894.33	\$21,216.20	\$1,686.61	\$12,827.87
2012	\$2,080,026.19	\$45,470.41	\$12,249.27	\$811.21	\$19,244.40	\$1,529.86	\$11,635.67
Total 10 Year Tax Period		\$741,156.60	\$199,660.17	\$13,222.53	\$313,679.05	\$24,936.33	\$189,658.52

The Total tax may be impacted by rounding.

Note: Based on the total taxes generated by the project to Miami-Dade County including General Revenue fund, County Dept Service and other districts such as Fire, Library, and UMMA, the total Return on Incentive Investment (ROI) exceeds 120%

26 22

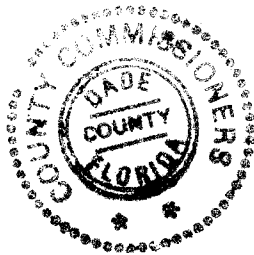
**Targeted Jobs Incentive Fund (TJIF) - Cash Incentive Awards Program  
Company List in Chronological Order**

Company:	Goods/Services:	Date to BCC:	Reso No.:	Funding Source:	Current Status:	Maximum Project Cash Awards:	Designated Priority Area?	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY	
								2003-04 Estimate	2004-05 Estimate	2005-06 Estimate	2006-07 Estimate	2007-08 Estimate	2008-09 Estimate	2009-10 Estimate	2010-11 Estimate	2011-12 Estimate	2012-13 Estimate	2013-14 Estimate	2014-15 Estimate	2015-16 Estimate
1. Ryder System, Inc.	Supply chain and transp. management	12/17/2002	R-1481-02	Gen. Fund	Agreement approved	\$1,952,634	No	\$0	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	\$195,260	
2. Alienware Corp.	Computer games manuf.	12/17/2002	R-1480-02	Gen. Fund	Agreement approved	\$293,493	No	\$0	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	\$29,350	
3. Colonial Press Intl.	Commercial Printing	Committee 4/18/2003		Gen. Fund		\$189,660	yes	\$0	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	\$19,966	
4. Dosai Tobacco Corp	Cigarette Manufacturing	Committee 4/18/2003		Gen. Fund		\$176,598	No	\$0	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	\$29,433	
5. Badia Spices, Inc.	Food kindred prod manufacturing	Committee 4/18/2003		Gen. Fund		\$80,487	No	\$0	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	\$13,415	
Totals:						\$2,702,872		\$0	\$62,814	\$92,164	\$287,424	\$287,424	\$287,424	\$287,424	\$287,424	\$287,424	\$244,576	\$244,576	\$224,603	\$195,294

STATE OF FLORIDA                     )  
  ) SS:  
COUNTY OF MIAMI-DADE            )

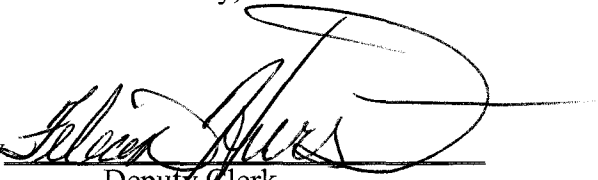
I, HARVEY RUVIN, Clerk of the Circuit Court in and for Miami-Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution R-468-03, adopted by said Board of County Commissioners at its meeting held on May 6, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 6th day of October, 2004.



Seal

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By   
Deputy Clerk

Board of County Commissioners  
Miami-Dade County, Florida